

### SHOPPES AT QUAIL SPRINGS

3000 W MEMORIAL RD, OKC, OK 73120



#### PROPERTY DESCRIPTION

Shoppes at Quail Springs is a 73,000 square foot, Two Story, Multi-Tenant Retail-Office Power Center located at May Avenue and Kilpatrick Turnpike; one of the busiest intersections in the corridor. This intersection serves as a main entry and exit hub for Quail Springs Mall traffic. The Memorial Corridor is a magnet for corporate business, containing over 1.5 million square feet of office space, with over half being Class A properties. A vast medical office community is anchored by some of the most advanced hospitals in the region. The businesses in the corridor are supported by over 1200 hotel rooms and suites. Cattycorner to the Shoppes at Quail Springs is a Barnes & Noble Book Store.

#### **TRAFFIC COUNTS**

N May Ave	North   South	25,134   21,022
W Memorial Rd	East   West	23,118  22,220
Kilpatrick Turnpike	East   West	69,404   70,826

#### OFFERING SUMMARY

SPACES	LEASE RATE	SPACE SF	
Market   Subr	narket:	Oklahoma City   North	
Zoning:		C-3	
Year Built:		2018	
<b>Building Size:</b>		72,799 SF	
Lot Size:		91,000 SF	
1st floor Retail - Available SF:		1,887 - 1,976 SF	
Lease Rate		Negotiable	

SPACES	LEASE RATE	SPACE SF
Suite 104	Negotiable	1,976 SF
Suite 129	Negotiable	1,887 SF

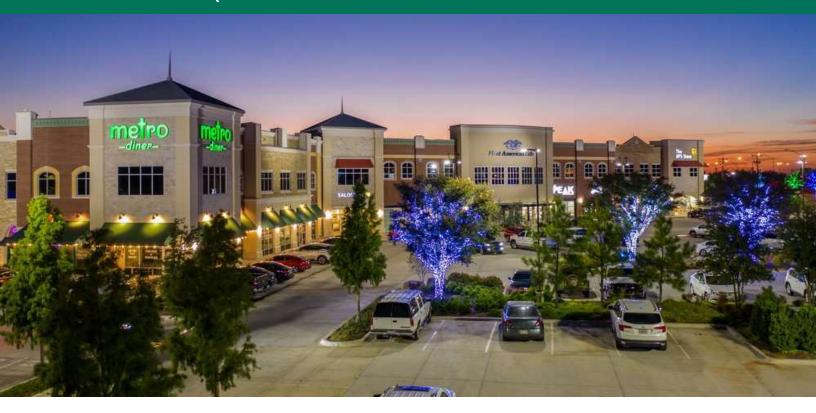
**"DO NOT DISTURB TENANT IN SUITE 129"** 

#### **GEORGE WILLIAMS, CCIM**



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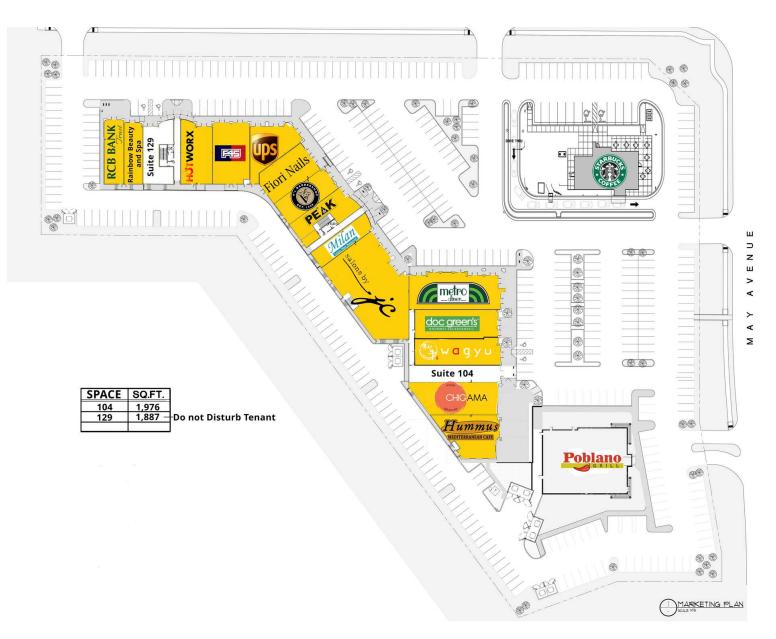


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,400	60,006	142,785
Average Age	32.8	36.4	36.5
Average Age (Male)	31.9	35.0	34.8
Average Age (Female)	34.7	37.7	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
HOUSEHOLDS & INCOME  Total Households	<b>1 MILE</b> 4,956	<b>3 MILES</b> 27,594	5 MILES 61,166
Total Households	4,956	27,594	61,166
Total Households # of Persons per HH	4,956 1.9	27,594 2.2	61,166

<sup>\*</sup> Demographic data derived from 2020 ACS - US Census

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